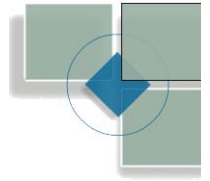




## DeKalb County Planning & Sustainability Department

Burrell Ellis  
Chief Executive Officer



Planning Commission Meeting Date - Tuesday, May 1, 2012 6:30 P.M.  
Board of Commissioners Meeting Date - Tuesday, May 22, 2012 6:30 P.M.

### AGENDA

#### DEFERRED CASES

**D.1      Z-12-17468      Commission District: 2 Super District: 6**  
**18-244-03-010, 18-270-01-041**

Application of William Lanford to **rezone the subject properties from R-75 (Single-Family Residential) and O-I (Office Institutional) District to M (Light Industrial) for office space for Kain Landscape, Inc.** The property is located on the northeast and southeast corner of Clairmont Road and Young Road, approximately 564 feet south of West Hardee Avenue at 3739 and 3729 Clairmont Road in Chamblee, Georgia. The property has approximately 116 feet of frontage on Clairmont Road and approximately 195 feet of frontage along Young Road and contains .52 acre.

**D.2      LP-12-17590      Commission District: 2 Super District: 6**  
**18-244-03-010, 18-270-01-041**

Application of William Lanford to **amend the land use plan from Suburban (SUB) and Commercial Redevelopment Corridor (CRC) to Light Industrial (LIND) for office space for Kain Landscape, Inc.** The property is located on the northeast and southeast corner of Clairmont Road and Young Road, approximately 564 feet south of West Hardee Avenue at 3739 and 3729 Clairmont Road in Chamblee, Georgia. The property has approximately 116 feet of frontage on Clairmont Road and approximately 195 feet of frontage along Young Road and contains .52 acre.

**D.3      LP-12-17598      Commission District: 2 Super District: 6**

**18-244-03-013, 18-244-03-001, 18-244-03-002, 18-244-03-003, 18-244-03-004, 18-244-03-005, 18-24403-006, 18-244-03-007, 18-244-03-008, 18-244-03-009, 18-244-03-011, 18-244-03-012, 18-244-03-014, 18-244-03-015, 18-244-03-016, 18-244-03-017, 18-244-03-018, 18-244-03-019, 18-244-03-021, 18-24403-022, 18-244-03-023, 18-244-04-002, 18-244-04-003, 18-244-04-004, 18-244-04-005, 18-244-04-006, 18-270-01-013, 18-270-01-014, 18-270-01-017, 18-270-01-040, 18-270-01-042, 18-270-01-043, 18-27001-044, 18-270-01-045, 18-270-01-046, 18-270-01-047, 18-270-01-048, 18-270-01-050, 18-270-01-051, 18-270-01-052, 18-270-01-053, 18-270-01-054, 18-270-01-055, 18-270-01-056, 18-270-01-057, 18-27001-058, 18-270-01-059, 18-270-01-060, 18-270-01-061, 18-270-01-062, 18-270-01-063, 18-270-01-064, 18-270-01-065, 18-270-01-066, 18-270-01-021, 18-270-01-022 Portion of Parcel ID: 18-270-01-017**

Application of DeKalb County to **amend the land use plan from Suburban (SUB) and Commercial Redevelopment Corridor (CRC) to Light Industrial (LIND) to allow for future light industrial and office uses consistent with the DeKalb Peachtree Airport.** The property is located on the east side of Clairmont Road, the north and south side of West Hardee Avenue, the north and south sides of Young Road, the north and south sides of Bragg Street, and the west side of the DeKalb Peachtree Airport. The property has approximately 1,698 feet of frontage along Clairmont Road, approximately 976 feet of frontage along the north and south side of West

Hardee Avenue, approximately 706 feet of frontage on the north side of Young Road and 760 feet of frontage along the south side of Young Road, and approximately 611 feet of frontage along the north side of Bragg Street and contains 27.08 acres.

### **NEW CASES**

**N.1      TA-12-17722  
            18-225-03-006**

**Commission District: 1 Super District: 7**

Application of DeKalb County Board of Commissioners for a text amendment to the Tucker Overlay District (Chapter 27-730 of the DeKalb County Zoning Ordinance) to add property at 2468 Pine Lake Road. The property is located on the west side of Pine Lake Road, approximately 180 feet north of the corner of Pine Lake Road and LaVista Road, at 2468 Pine Lake Road, Tucker, GA. The property has 221 feet of frontage on Pine Lake Road, and contains .5 acre.

**N. 2      SLUP-12-17691  
            18-283-05-040**

**Commission District: 1 Super District: 7**

Application of New Covenant Community Church **for a major modification to a Special Land Use Permit (SLUP-10-16576) to delete Condition #4 limiting to one curb cut in order to allow the existing two (2) curb cuts on Alton Road to remain.** The property is located on the southeast corner of Chamblee Tucker Road and Alton Road at 3145 Chamblee Tucker Road, Chamblee, GA. The property has 290 feet of frontage along Chamblee Tucker Road and 778 feet of frontage on Alton Road, and contains 4.75 acres.

**N.3      Z-12-17692  
            16-039-04-034**

**Commission District: 5 Super District: 7**

Application of Bill Brown **to rezone the subject site from PC-2 (Pedestrian Community) District to C-1(Local Commercial District) to construct an LA Fitness Center.** The property is located on the northwest corner of Covington Highway and Panola Road at 6024 Covington Highway in Decatur, Georgia. The property has approximately 45 feet of frontage along the north side of Covington Highway and approximately 61 feet of frontage along the west side of Panola Road and contains 5.02 acres.

**N.4      Z-12-17693  
            16-039-04-034, 16-039-04-055, 16-039-04-056**

**Commission District: 5 Super District: 7**

Application of Bill Brown **to rezone the subject site from PC-2 (Pedestrian Community) District to C-1(Local Commercial District) to create three (3) new outparcels within an approved mixed use development and reconfigure two (2) existing outparcels.** The property is located on the northwest corner of Covington Highway and Panola Road at 6024 and 6038 Covington Highway in Decatur, Georgia. The property has approximately 830 feet of frontage along the north side of Covington Highway and 230 feet of frontage along the west side of Panola Road and contains 5.02 acres.

**N.5      CZ-12-17694  
            18-273-02-027**

**Commission District: 1 Super District: 6**

Application of Costco Wholesale Corporation **to modify conditions of zoning in the OCR (Office Commercial Residential) District pursuant to Case CZ-06-1729 to allow Costco to have gas pumps in the Town Brookhaven mixed-use development.** The property is located on the southwest side of Hermance Drive, approximately 793 feet west of Peachtree Road at 500 Brookhaven Avenue in Atlanta, Georgia. The property has approximately 715 feet of frontage on Hermance Drive and contains 11.7 acres.

**N. 6      SLUP-12-17698  
18-061-07-027**

**Commission District: 2 Super District: 6**

Application of Deb Elkin **for a Special Land Use Permit to allow a counseling home occupation with customer contact, in the R-75 (Single-Family Residential) zoning district.** The property is located on the south side of Desmond Drive, approximately 670 feet east of the intersection of Desmond Drive and Scott Circle, at 2307 Desmond Drive, Decatur, GA. The property has approximately 37 feet of frontage on Desmond Drive and contains .29 acres.

**N.7      Z-12-17704  
15-141-03-018, 15-141-03-020**

**Commission District: 3 Super District: 6**

Application of Jeremiah Phillips **to rezone the subject site from RM-75 (Multi-Family Residential) District to RM-75 (Multi-Family Residential) District to combine a contiguous parcel adjoining Castellan Drive to the existing Columbia Mill Apartments to allow demolition and redevelopment of 100 new apartment units.** The property is located on the south side of Flat Shoals Road, east of the intersection of Castle Way and Flat Shoals Road at 2239 Flat Shoals Road in Atlanta, Georgia. The property has approximately 387 feet of frontage on the south side of Flat Shoals Road and 275 feet of frontage along the east side of Castellan Drive and contains 6.97 acres.

**N. 8      SLUP-12-17707  
18-148-01-005, 18-148-01-017, 18-148-01-021, 18-148-01-022, 18-148-01-031**

**Commission District: 2 Super District: 6**

Application of David Cooper, Esq For Kitchens Kelley Gaines **for a Special Land Use (SLUP) in an R-100(Single-Family Residential) District to allow construction of a 21,000 square foot expansion of the existing Arbor Montessori private school and child day care facility, on the existing site to the west of the existing building.** The property is located on the north side of LaVista Road, approximately 720 feet southwest of Richard Stokes Drive, at 2998 LaVista Road, Atlanta, GA. The property has approximately 232feet of frontage on LaVista Road and contains 3.67 acres.

**N. 9      SLUP-12-17708  
18-209-06-013**

**Commission District: 2 Super District: 7**

Application of Robert Foreman **for a Special Land Use Permit to construct a drive through for a new Resurgens Bank facility in the Northlake Overlay District and the C-1 (Local Commercial) District.** The property is located on the southeast side of LaVista Road, approximately 788 feet west of Weems Road at 3953-C LaVista Road in Tucker, Georgia. The property has approximately 277 feet of frontage along LaVista Road and contains 2.22 acres.

**N. 10    SLUP-12-17711  
18-236-05-017**

**Commission District: 2 Super District: 6**

Application of Mohamed Kedir **to request a Special Land Use Permit for a late night establishment within an existing building in the Crossroads Village Shopping Center in the C-1 (Local Commercial) and C-2 (General Commercial) District to allow operating hours up to 4:00 a.m.** The property is located on the southeast side of Buford Highway, the south side of Dering Circle, and the east side of Clairmont Road at 3979 Buford Highway in Atlanta, Georgia. The property has approximately 75 feet of frontage along Clairmont Road, 300 feet of frontage along Buford Highway, and 300 feet of frontage along Dering Circle and contains 6.46 acres.

N.11     **Z-12-17713**  
            **16-156-02-003**

**Commission District: 5 Super District: 7**

Application of Darrell Ellison **to rezone property from the R-200 (Single-Family Residential) District to the M-2 (Heavy Industrial) District to allow an automobile wrecking storage yard.** The property is located on the east side of Rogers Lake Road, approximately 1,615 feet south of Lithonia Industrial Boulevard at 1018 Rogers Lake Road in Lithonia, Georgia. The property has 324 feet of frontage on the eastside of Rogers Lake Road and contains 1.03 acres.

N. 12     **SLUP-12-17716**  
            **16-156-02-003**

**Commission District: 5 Super District: 7**

Application of Darrell Ellison **for a Special Land Use Permit to allow an automobile wrecking storage yard in the M-2 (Heavy Industrial) District.** The property is located on the east side of Rogers Lake Road, approximately 1,615 feet south of Lithonia Industrial Boulevard at 1018 Rogers Lake Road in Lithonia, Georgia. The property has 324 feet of frontage on the east side of Rogers Lake Road and contains 1.03 acres.

N.13     **Z-12-17715**  
            **15-190-01-092**

**Commission District: 3 Super District: 7**

Application of Esther Wooley **to rezone from RM-100 (Single-Family Residential) to O-I (Office-Institutional) to construct a new 4,000 square foot place of worship and convert an existing house into a fellowship hall.** The property is located on the west side of Covington Highway, about 2,005 feet north of Glenwood Road, at 4633 Covington Highway, Decatur, GA. The property has 280 feet of frontage on Covington Highway and contains 3.0 acres.

N.14     **CZ-12-17717**  
            **18-288-02-001**

**Commission District: 1 Super District: 7**

Application of Michelle Battle **for a major modification to CZ-02-042 in an RM-100 (Multi-family Residential) District to remove Condition No. 13, which requires an acceleration and deceleration lane on Tucker Norcross Road servicing a 100-unit townhome development.** The property is located on approximately 149 feet from the intersection of Tucker Norcross Road and Spring Meadow Road, at 3281 Tucker Norcross Road, Tucker, GA. The property has approximately 621 feet of frontage on the northeast side of Tucker Norcross Road and contains 8.43 acres.

N. 15     **SLUP-12-17718**  
            **16-100-01-009**

**Commission District: 5 Super District: 7**

Application of Latina Bryan **for a Special Land Use Permit (SLUP) for A New Thing Christian Church to operate a place of worship in the existing 3,000 square foot residential structure in the R-100(Single-Family Residential) District.** The property is located on the west side of South Deshon Road, approximately 554 feet south of the intersection of Windy Ridge Way and South Deshon Road at 1835 South Deshon Road in Lithonia, Georgia. The property has approximately 276 feet of frontage along the west side of South Deshon Road and contains 4 acres.

N. 16     **SLUP-12-17719**  
            **18-244-04-022**

**Commission District: 2 Super District: 6**

Application of Innocent Naoli **for a Special Land Use Permit to allow a late-night establishment (Cephora Lounge) within 1,500 square foot floor space on the bottom level of the existing building within the C-1 (Local Commercial) District.** The property is located on the east side of Clairmont Road, approximately 164 feet north of Dresden Drive at 3649 Clairmont Road in Chamblee, Georgia. The property has approximately 64 feet of frontage along Clairmont Road and contains .29 acre.

**N.17     Z-12-17721  
15-116-02-002, 15-116-02-004**

**Commission District: 3 Super District: 6**

Application of Johnsons Learning Center Inc **to rezone the subject site from the O-I (Office-Institutional) & R-75 (Single-Family Residential) District to the O-I (Office-Institutional) District to expand an existing child day care center for additional classroom and administrative space and recreational area.** The property is located on the west side of Gresham Road at the southwest intersection of Flintwood Drive and Gresham Road at 2709 and 2717 Gresham Road, Atlanta, Georgia. The property has approximately 437.7 feet along the west side of Gresham Road and 227 feet of frontage along the south side of Flintwood Drive and contains 2.84 acres.

**N. 18     SLUP-12-17743  
15-143-19-011**

**Commission District: 3 Super District: 6**

Application of Briana Baisden **for a Special Land Use Permit for Faith and Deliverance Ministries to construct a 5,000 square foot place of worship including a sanctuary and ancillary uses in an R-75 (Single-Family Residential) District.** The property is located on the south side of Eastland Road, at the southwest corner of Eastland Road and Lake Drive, at 1639 Eastland Road, Atlanta, GA. The property has 378 feet of frontage along Eastland Road and contains 9.06 acres.